

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
April 5, 2006**

The meeting was called to order at 7:35 AM by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Alexander, Clifford, Coker, Cole, Dugas, Durgan, Kalla, Kanters (teleconference), Mannino, Pursel, Sands, Simpson, and Valentine.

2. MINUTES OF PREVIOUS MEETINGS

The PAC was given time to review the minutes.

Motion: Dale Pursel moved, Simpson seconded, to approve the March 1, 2006 PAC minutes. Vote: **The PAC voted 13-0-0 to approve the minutes**

3. COMMUNICATIONS AND PUBLIC COMMENT

A - Public Comment

- No public comment

B - Update from City Staff

- Ms. Gates announced that Stella at Five Points received Agency approval on March 21, 2006 for the First Implementation Plan. Stella at Five Points is scheduled to begin construction in late Spring/early Summer.
- Ms. Gates announced that the Agency has received resignations from Ava Hardesty, Residential Tenant and Robert Doyle, Community Organization. She also mentioned that Jim Knapp, Clairemont Mesa Planning Group, and Richard Stegner, Old Town Community Planning Group, were not re-elected and therefore those two seats are now vacant.
- Ms. Gates informed the PAC that the Agency will be moving forward with an action to extend the Project Area for 1 year due to the increasing impact the State Educational Revenue Augmentation Fund (ERAF) payments are having on the project area. This extension would allow the Agency to increase their debt cap and extend the debt limit in order to meet a one-time ERAF shift without adversely impacting low- and moderate-income housing funds or general funds.

4. DISCUSSION ITEMS

- A- Candidates for PAC Vacancies –Three individuals have expressed interest in the open Business/Property Owner – At Large seat. They are Robert (Bob) Conley, John Drumel, and Sherri Ponyadon. At the March PAC meeting, action was taken to delay the appointment of the Business/Property Owner – At Large seat in order to allow individuals interested in the seat to submit the candidate paperwork. Only one person, Bob Conley, has submitted his paperwork to the Agency and he has been certified as eligible to be a candidate. Pursel moved/Dugas seconded to nominate Bob Conley to the PAC. A debate ensued with discussion ranging from postponing the appointment to the next meeting to extending the nomination process so other potential candidates could submit their candidate forms to the Agency for verification. Questions regarding the PAC Formation Procedures were also brought up. Coker called for the Question, Alexander seconded. The PAC voted 9-0-1 to call for the question. The question was called and Bob Conley was voted to the PAC by an 8-2-1 vote.

B - First Implementation Agreement to the Disposition and Development Agreement (DDA) with Veterans Village of San Diego for the Construction of "Veterans Village" Project - Ms. Gates updated the PAC on the status of the Veterans Village project. VVSD is requesting \$4.2 million in Series 2000 Bond Proceeds for the construction of Phase III. This phase will include 24 3-bedroom/3-bathroom apartments for previously homeless Veterans. The funding of this action will deplete the Series 2000 bond proceeds for the North Bay Project Area. PAC members raised questions concerning the use of other funding sources, legal ramifications of using bonds for nonprofit development, potential for future bonding for additional project funds, and if this project meets the Project Area mission. Clifford moved, Cole Seconded to recommend the \$4.2 million in funding for the construction of Phase III – apartments. Vote: 11-0-1 Andre Simpson recused from the item.

C - Action to Remove or Redesignate the Business/Property Owner Mission Valley Seat – This discussion was tabled pending further discussion with the Mission Valley Planning Group.

5. NEW/OLD BUSINESS

A- Status Report on Redevelopment Agency Reorganization Work Plan – There is nothing new to report.

B- Update on Notice of Funding Availability (NOFA) for Affordable Housing – Michele St. Bernard, Affordable Housing Program Manager, gave an update on the input she received from the Agency's PACs. A total of four PAC's were interested in pooling their funds, two PAC's were not interested in pooling the 20% set aside funds for the Affordable Housing NOFA Program. PAC members were also interested in having regular updates on the projects receiving NOFA funding and the opportunity to provide input on the projects. Michele advised the PAC that staff would be recommending enhancements to the noticing process for the Executive Loan Committee meetings so that PAC members would be more aware of discussion items. She also indicated that, once staff had a completed report to the Redevelopment Agency, she would forward it to staff for distribution to the PAC. This would provide them with advance notice of the staff recommendations regarding 20% set-aside pooling and remind them of their ability to comment on the agenda item when it is presented to the Agency.

6. ADJOURNMENT: The meeting was adjourned at 9:27 AM

Dated April 5, 2006
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2006.

Joe Mannino
Chair

Judith Coker
Secretary